

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR**

August 11, 2014

Christine Roddy, Director
Goulston & Storrs
1999 K Street, NW, 5th Floor
Washington, DC 20006-1020



RE: 1310 Q Street, NW -Square 241, Lot 847- ("Property")

Dear Ms. Roddy:

You have asked me to confirm that the project proposed for 1310 Q Street, NW (Square 241, Lot 847) ("Property") conforms with Title 11 of the District of Columbia Municipal Regulations ("Zoning Regulations"), and that no zoning relief is necessary prior to issuance of a building permit for this project. The project is depicted in the attached set of plans dated June 25, 2014 ("Project"). I have reviewed the attached plans and I confirm that the Project conforms in all respects with the Zoning Regulations, and that no zoning relief is necessary from the BZA.

I understand that Lot 847 is comprised of two record lots: Lots 56 and 57. You have represented that Lot 56 is currently improved with a three-story rowhouse that was constructed prior to 1958 and that Lot 57 is currently vacant. Both properties are located in the R-4 Zone District and I understand the two record lots will be combined via a lot consolidation subdivision to create a single record lot.

The R-4 Zone District allows the conversion of rowhouses to multi-family use so long as there is 900 square feet of lot area for every unit proposed (Section 401.3). Once lots 56 and 57 are combined, the lot area of the Property will be 6,000 square feet. Accordingly, a maximum of 6 units will be permitted on the Property. I understand that the existing rowhouse will be converted into three units: one unit in the cellar, one unit on floors 1-2, and a third unit on floor 3. You are constructing an addition to the existing building, which will also house three units: one unit on the cellar floor and one unit on the first floor and one unit on the second and third floors.

Below are specific zoning requirements for buildings constructed in the R-4 Zone District and the Building's compliance with each:

- 1) Lot occupancy: The R-4 Zone District permits 60% lot occupancy for residential use (Section 403.2). Accordingly, Project complies with this requirement as it will occupy no more than 59.3% of the lot (Cover Sheet). The open court in the center of the Project includes a glass canopy that is less than 4 feet tall. As such, the area below the glass canopy does not count against the lot occupancy.

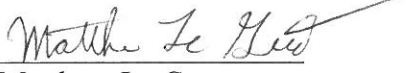
- 2) Height: The R-4 Zone District allows a maximum height of 40 feet. Because the Project does not have a flat roof, building height is measured from the building height measuring point to the average level between the highest eave, not including the eave of a dormer, and the highest point of the roof. The building height measuring point is established at the existing grade at the mid-point of the building façade (Sections 400.16 - 400.18). The existing building is 40 feet tall to the top of its parapet. The height of the addition is 38 feet, 8 inches, as measured per Section 400.16-400.18 (Sheet A-8). The turret on the addition, also known as a tower, exceeds the 40 foot height limit; however, this will not include any occupiable space, and is therefore treated as an architectural feature. Architectural features may exceed the height limit otherwise imposed in the R-4 Zone District (Section 400.3).
- 3) Floor Area Ratio (“FAR”): No floor area ratio is prescribed in the R-4 Zone District. (Section 402.4)
- 4) Side Yard: There is no side yard requirement for a rowhouse in the R-4 Zone District but if one is provided, it must be 3 inches for every foot of height and at least 8 feet wide (Section 405.6). According to the attached plans, there are no side yards on the Property, which is consistent with the Zoning Regulations (Cover Sheet).
- 5) Rear Yard: The required rear yard is 20 feet (Section 404.1). The Project provides a rear yard of 38 feet, 1 inch, which exceeds the minimum rear yard requirement of 20 feet (Cover Sheet). Surface parking will be provided in the rear yard, which does not diminish the depth of the rear yard.
- 6) Court: Courts are not required; however, if an open court is provided, it must have a width of at least 4 inches per foot of height but not less than 10 feet. The Project includes a court that opens onto the required rear yard; and therefore, it is an open court. The court height is 35 feet, 2 inches. Accordingly, the court must be at least 11.7 feet wide. The Project provides a minimum court width of 11.8 feet (Cover Sheet), so it complies.
- 7) Parking: The Property is located in the “Great 14th Street” Historic District. Since the existing building on the Property was constructed before 1958 and since the addition does not require at least 4 additional parking spaces, no additional parking is required (Section 2120.3(b)).
- 8) Loading: The Building does not trigger a loading requirement as there are less than 50 units on-site (Section 2201.1).
- 9) Roof Structures: According to the plans, there are no roof structures and as such, no relief is required.
- 10) Green Area Ratio: The R-4 Zone District is not subject to the Green Area Ratio requirements (Section 3401.2). The Property is, however, subject to the pervious surface requirements of Section 412. Section 412.4 sets forth the pervious surface requirement for lots greater than 2000 square feet in the R-4 Zone District at 20%. The Project will

provide between 20-28% pervious surface on the Property, which is consistent with this requirement (Cover Sheet).

- 11) Single Building on Record Lot: A single building is permitted on a single record lot; accordingly, there must be a connection between the existing rowhouse and the addition. Unit 3 provides the requisite connection between the structures as it occupies a portion of the third floor on both the existing building and the proposed addition (Sheet A-6).

In sum, the Project complies with the Zoning Regulations, and no areas of zoning relief are necessary from the BZA. It is therefore my conclusion that, if you present plans for a building permit which carry out the design reviewed in this letter, and illustrated in the attached plan set, my office would approve those plans for zoning purposes.

Please let me know if you have any further questions.

Sincerely, 
Matthew Le Grant
Zoning Administrator

Attachments: Plan Set dated 6/25/14